



Landscape Architecture  
New Urbanism Design  
Land Use Planning/Permitting  
Community Design  
Prime Consultant – Project Management

May 20, 2021

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Ms. Debbie Botchie  
Town Manager

Re: Millville by the Sea – Village 7  
Preliminary Plan

Dear Debbie:

We are in receipt of Andrew Lyons' comments concerning the referenced project. Please note, the Concept Plan was previously submitted and presented to the Planning Commission on February 18, 2021. Our intent was for this submittal to be reviewed as "Preliminary" and presented as such to the Planning Commission. The proposed plan is consistent with the Development Performance Standards and Master Plan revision recently approved by Town Council on May 11, 2021.

We offer the following point by point responses to Mr. Lyons' comments:

**General**

Comment 1: The proposed development is in line with the 2019 Comprehensive Plan Future Land Use for the above referenced parcel.

**Response 1: Comment noted.**

Comment 2: The proposed village has planned entrances on Endless Summer Drive.

**Response 2: Comment noted.**

Comment 3: Per the Town Code Section 125-36, Subsection D, Item 8: The preliminary plan shall show the locations, names and existing widths of adjacent street rights-of-way and curb lines. Please label the width of the existing curb lines on Endless Summer Drive on the Site Plan as they are shown on the Fire Marshal Plan.

**Response 3: The width of the existing curb lines on Endless Summer Drive have been labeled to match those shown on the Fire Marshal Plan.**

Comment 4: Per the Town Code Section 125-36, Subsection D, Item 9: The preliminary plan shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property. Please label the proposed drainage easement shown on Lot 35.

**Response 4: The proposed drainage easement on Lots 1 and 35 have been labeled on Sheet C8.1**

Comment 5: Per the Town Code Section 125-36, Subsection D, Item 17: The preliminary plan shall show the locations and dimensions of all lots. Please show the dimensions of all the lots.

**Response 5: A typical lot layout detail showing lot dimensions has been added to Sheet C8.1. Furthermore, we have provided a draft Record Plan.**

Comment 6: Per the MBTS Development Performance Standards, Table 1 will be part of every submission package. Please include an updated Table 1 to the plans.

**Response 6: An updated version of "Table 1" has been added to the plans. Per recent conversations with Mr. Lyons, Village 7 has been added to the table.**

Comment 7: Please review the Site Data Tables on all applicable plan sheets, they do not agree with the Site Data Table on Sheet PRP1.0

**Response 7: The Site Data Table has been updated to be consistent with Sheet PRP1.0.**

***Permits Required for Proposed Site Work***

Comment: The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. DelDOT– LONO and Entrance Permit.
2. State of Delaware Department of Public Health, Office of Drinking Water – Water System Permit.
3. Sussex County Conservation District – Stormwater Management and Erosion Sediment Control Permit and/or Letter of Exemption.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.

**Response: The approvals required for the proposed site work will be provided upon receipt from the respective agencies. We**

**understand approvals will be required before an application  
for Final Site Plan can be heard at Town Council.**

Thank you for your time and attention to this matter.

Sincerely,  
Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA  
[jefc@landtechllc.com](mailto:jefc@landtechllc.com)

Enclosures: Eight (8) copies of the MBTS Village 7 Preliminary Record Plan  
Eight (8) copies of the MBTS Village 7 Preliminary Engineering Plans